12 TRAJECTUS WAY
KEYNSHAM
BRISTOL
BS31 2FZ
£470,000

Occupying a surprisingly generous plot with the prestigious 'Somerdale' development, proudly sits this impressive town house. The visually stunning front aspect is a subtle not to the historic chocolate factory that still stands tall within this popular area of Keynsham.

A fantastic array of facilities can now be found on the doorstep including a café, leisure centre and primary school. Further more both Keynsham Train Station and the bustling High Street can be found only a short walk away.

Internally the spacious accommodation can be found over three floors, with all rooms bathed in natural light and offering good proportions. Entrance to the property is via a large welcoming hallway with access to a ground floor cloakroom and full width kitchen / diner. The kitchen provides views of the garden, whilst direct access can be had via the 'French' doors. The first floor landing leads from the ground floor and provides access to the second floor, whilst a feature picture floods the room in natural light. The lounge can be found to the rear of the property with 'French' doors and a 'Juliette' balcony overlooking the rear garden. The main family bathroom sits adjacent to the guest bedroom, which benefits 'French' doors and a sit out balcony. To the second and top floor can be found the remaining three bedrooms, including a full width principle bedroom with dual windows to the front aspect and an en-suite shower room.

Externally the property benefits a rear garden, that not only impresses in size but also offers a sunny southerly aspect. A gate to the rear garden allows for pedestrian access to the front aspect. To the front aspect the driveway has been extended, now providing off street parking for two vehicles.

Constructed circa 2019 by Messrs 'Taylor Wimpey', this contemporary property benefits any buyer with the peace of mind of the remaining NHBC.

DODGEMS
ONE WAY
50p

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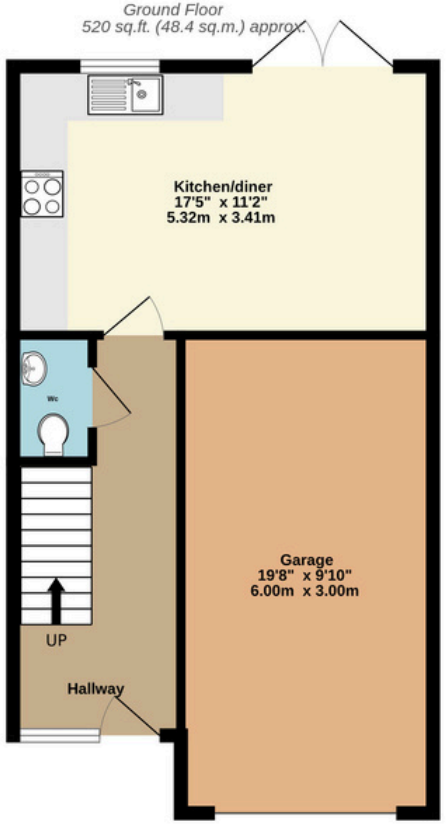
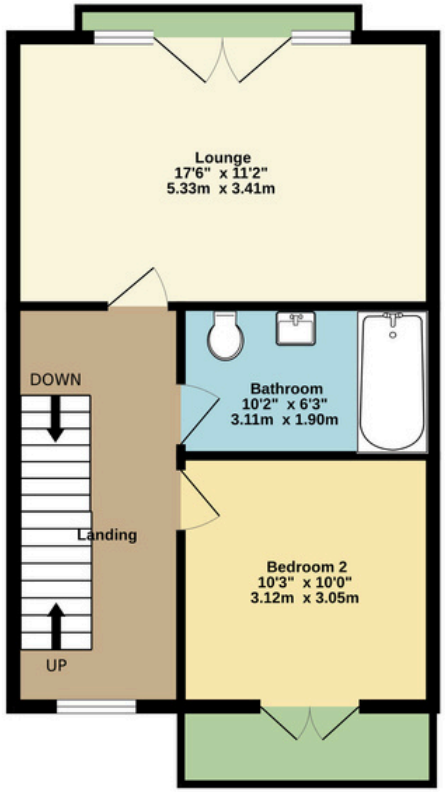
ONE WAY
50p

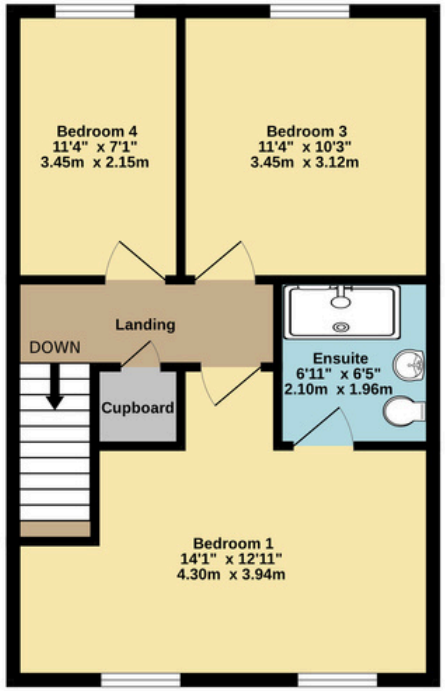
Ground Floor
520 sq.ft. (48.4 sq.m.) approx.



1st Floor
487 sq.ft. (45.2 sq.m.) approx.



2nd Floor
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

12, Trajectus Way Keynsham BRISTOL BS31 2FZ	Energy rating **B**	Valid until:	12 December 2026
		Certificate number:	9555-3867-7628-9898-4265

Property type	Mid-terrace house
Total floor area	121 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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